

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
September 27, 2011
Minutes**

Present: Paula Johnson, Chairwoman, Charles Kraiza, Paul Lambert, James Sansone and Linda Spevacek. Francis Armentano, Director of Community Development was also in attendance.

The meeting opened at 7:04 p.m.

Public session: There was no public session.

ON A MOTION by James Sansone, seconded by Paul Lambert, the Commission voted to approve the minutes of September 13, 2011. All approved.

Public Hearing:

The continuation of a Public Hearing on an application seeking a re-subdivision of property located at 103 Petersen Road, which proposes to create one additional building lot, File P-3-11, resumed at 7:05 p.m. Brian Denno, Engineer, representing the Bliss's, noted that following a conversation with Fran Armentano, who had discussed the matter with DPW Superintendent, James Klase, the footing drain was redesigned to discharge to the rear of the property. With the relocation of the footing drain, the septic system was shifted to the south, allowing for the preservation of trees along the north property line. The letter of approval from Farmington Valley Health District had been received. There was no public comment. The public hearing closed at 7:08 p.m.

Old Business:

Fran briefly reviewed with the Commission the wording changes concerning small trees and penalties in the guidelines for the Scenic Road Ordinance.

ON A MOTION by Paul Lambert, seconded by Charles Kraiza, the Commission voted to approve the revised guideline to Chapter 133 of the Town Ordinances, SCENIC ROADS. All approved.

A copy of the guideline is attached and made a part of these minutes.

New Business:

Fran noted he continues working on the mapping for the Trap Rock Ridgeline Overlay Zone. The improved GIS system will more clearly show the boundaries of the proposed overlay zone. The public workshop is scheduled for October 25, 2011.

Receive Applications: There are no applications at this time.

Staff Reports and Correspondence:

Fran noted that the wine production and tasting building at the Lost Acres Vineyard has received a certificate of occupancy and opened for business. He commented that it is very nice. Some Commission members have visited and commented on how impressed they were with the facility.

Commission discussion of items of interest or concern:

Linda Spevacek encouraged everyone to attend the 225 Celebration on Saturday.
Fran commented on helicopter pads in residential areas.

ON A MOTION by James Sansone, seconded by Charles Kraiza, the Commission voted to approve an application seeking a re-subdivision of property located at 103 Petersen Road, which proposes to create one additional building lot, File P-3-1 as outlined on Maps 1-3 Titled Subdivision Plan and Grading Plan, prepared for Jefferey and Cheryl Bliss, 103 Petersen Road, Granby Connecticut, dated 10/25/10 and revised through 9/27/11 with the following conditions:

1. The applicant shall pay a fee in lieu of open space as outlined within Section 3.1.3, as proposed. Prior to the filing of the final mylars the applicant shall either submit the fee in lieu of open space to the Town or file a document, suitable to the Commission, that requires the payment of the fee in lieu of open space at such time as the lot is sold. The fee in lieu of open space is \$6,160. A note which references the required fee in lieu of open space shall be added to the mylar
2. The location of the proposed footing drain, which is shown to discharge to the rear of the property, is a requirement of this approval.
3. As shown on the subject map, the existing pole barn must be removed in order for the proposal to meet the requirements of the Zoning Regulations. The building shall be removed prior to the filing of the mylar copy of the map.

All approved.

The meeting adjourned at 7:21 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary